

LANDSCAPE CHECKLIST

(client to keep this sheet)

FOR CLIENTS BUILDING NEW HOMES & DUPLEXES

GENERAL

Building your own home typically consists of 3 steps:

Step 1 Development Application (DA) – This is the initial design and submission stage, in which you will help design your new home and create the plans which go to Council (or assessing body) for approval. The landscape plan is generally a requirement at this point.

Step 2 Construction Certificate (CC) – Occurs after your DA application has been assessed, and you receive a “Notice of Determination” or similar assessment document, which contains the conditions for which your application has been approved. During this stage, all plans are checked against these conditions, amended to suit, and a CC plan is issued, along with a compliance certificate stating that the plans are now compliant, and ready for construction. Compliance certificates are directed to your Principal Certifying Authority (PCA). Larger, more complex projects may require construction documentation.

Step 3 Occupancy Certificate (OC) – And the end of the construction works, there is normally a requirement in the Notice of Determination for the landscape works to be inspected, and for a second compliance certificate to be issued to the PCA stating that all works have been installed in accordance with the approved plans.

For this reason it is important that construction work does not vary significantly from the approved plans, and why we recommend keeping the landscape design relatively simple and compliant allowing some latitude for additional landscaping after occupancy

HINTS

- *The landscape needs to be designed in accordance Councils **Landscape Development Control Plan (DCP)**, or Estate Guidelines as well as the requirements of the **BASIX Report** – This often guides landscape design.*
- ***Complying Development** is assessed differently, and may not require a landscape plan, although clients may still consider a landscape concept design.*
- *Your **PCA** and **Project Manager** will be key people to communicate with to ensure any works you wish to have co-ordinated during construction are carried out.*
- *For Ideas on **plant species**, view the plant image library on our web site at www.conzept.net.au or image search on Google.*
- ***Landscape cost estimates** are best done by landscape contractors, who will give you an honest, accurate market price for works.*
- *Please help to **streamline the process** by thoroughly viewing e-mailed landscape concepts, and responding by e-mail or phone with all your comments.*
- *The landscape finishes can add capital value to your home, and really make it stand out from the average house – Try not to think of landscaping as a tack on.*
- ***Swimming Pools** need to be co-ordinated, and will add to our fee structure.*

CLIENT DETAILS

(client to return these sheets)

Name: _____ **Phone:** _____






Site address: _____ **Mobile:** _____

E-mail: _____ **Fax:** _____

RECOMMENDATIONS

Please note that you will be contacted at the time we are engaged, both to discuss landscape design and site issues, and to ask permission for access or to meet on the site where a tree survey is required. Site consultations and Tree Survey affect our fees (unless quoted prior), but can save you money and time in the longer term.

Concept will aim to design your landscape in the following manner:

-  Simple, practical & contemporary.
-  Compliant with Councils regulations and requirements
-  Compliant with the requirements of the BASIX Report
-  Use drought – tolerant, low maintenance, native or endemic planting
-  Is generally low maintenance and relatively low cost to install

Please tick one of the following boxes:

- I am happy to have the Landscape Architect design my landscape in this fashion
- No, please contact me to discuss the design on the details provided
- Yes, but please consider the following (refer to Design Options below):

DESIGN OPTIONS

1. STYLE OF PLANTING

Remember that *native* (Australian) or *indigenous / endemic* (Locally Occurring) planting is encouraged by local government, and rewarded by BASIX.

- Native / Indigenous Planting
- Native / Exotic mix of Planting
- Tropical mix
- Feature planters / pots
- Other (Please specify) _____

2. TREES

Some Council's will insist on tree planting, especially as replacement planting for sites where trees are proposed to be removed. The landscape architect will only specify trees suitable for residential sites, and the area available for planting.

- Native / Endemic trees (suitable for the site)
- Evergreen
- Deciduous
- Flowering
- Fruit trees i.e: _____
- Other (Please Specify)_____

3. PAVED / CONCRETE AREAS (Impervious)

Most Council's have a maximum permissible area of impervious surfaces (areas water can't penetrate). These areas include the house footprint and driveway, pools and sheds, garages, paved patios and paths. Often, with duplexes and dual – occupancies, these areas have been pushed to the limits, and so minimal areas of the landscape plan may be shown to be impervious. *For this reason, **permeable surfaces** such as gravels, stepping stones, lawn-cell and permeable paving are recommended.*

- Brick or Unit Paving
- Coloured or Patterned Concrete (Nominated by client)
- Permeable Paving (such as a commercially available permeable paving system)
- Gravel (Compacted Decomposed Granite, Nepean Pea Gravel etc)
- Stepping Stones in Gravel
- Stepping Stones in planting
- Other (Please Specify)_____

4. GARDEN EDGING

Recommended for low maintenance of garden areas:

- Brick (Recommended)
- Timber (Recommended)
- Extruded Concrete
- Natural Stone (Nominated by the client)
- Spade edge (cheap but high maintenance)
- Stainless steel (expensive)
- Other (Please Specify)_____

5. UTILITIES & FEATURES

Some Council's require certain utilities, such as garden sheds, bin storage areas, compost areas etc, and some utilities, such as external clothes lines, are required by BASIX.

- Retractable or Fold-out Clothes line (from wall or fence)
- Free-standing rotary (such as Hill's Hoist®)
- Removable Style rotary clothes line
- Bin Storage Area
- Garden Storage Shed

- Compost Area
- Barbeque Area
- Vegetable garden
- Art, Sculptures and Water Features (located by us, nominated by the client)
- Other (Please Specify) _____

6. MISCELLANEOUS

If there are other items you wish to be considered in the landscape plans, please note them here, or remember to discuss them with the landscape architect.

Please note that water features may be indicated on the plan, but called out to future details or as nominated by client.

Proposed swimming pools may need to be coordinated with the landscape plan, however, the builder may be inclined to request pools are dealt with by a separate Development Application. If so, Conzept can prepare these plans also.

- Client notes / comments: _____

Client Name: _____ **Date :** _____

Signature: _____